



**Economic & Development Services Department  
Building Permit Services**

**Residential Development Charges and Cash-in-lieu of Parkland Dedication as of January 1, 2025  
(payable in full to Building Permit Services on or before the date a building permit is issued)**

<b>Residential Development</b>	<b>Single Detached</b> (per unit)	<b>Semi Detached</b> (per unit)	<b>Duplex</b> (for two units) see Note 6	<b>Lodging House</b> (per unit) see Note 4	<b>Townhouse Dwelling</b> (per unit) see Note 6	<b>Apartment 2 or more bedrooms</b> (per unit) see Note 6 & 8	<b>Apartment Bachelor &amp; 1 bedroom</b> (per unit) see Note 6 & 8
<b>City of Oshawa</b>	\$38,899	\$38,899	\$58,086	\$12,559	\$29,044	\$24,454	\$15,354
<b>C.B.C.s (Community Benefits Charges) (See Note 7)</b>	N/A	N/A	N/A	N/A	N/A	\$147	\$90
<b>Region of Durham</b>	\$86,095	\$86,095	<b>\$*Varies</b>	<b>\$*Varies</b>	\$68,620	\$50,107	\$30,765
<b>Public School</b>	\$3,749	\$3,749	\$7,498	\$T.B.D. (See Note 4)	\$3,749	\$3,749	\$3,749
<b>Separate School</b>	\$2,586	\$2,586	\$5,172	\$T.B.D. (see Note 4)	\$2,586	\$2,586	\$2,586
<b>Cash-in-Lieu of Parkland Dedication (C.I.L.) (see Note 3)</b>	\$6,200	\$4,650	\$7,440	\$620	\$4,030	\$1,550	\$1,550
<b>TOTAL for each unit</b>	<b>\$137,529</b>	<b>\$135,979</b>	<b>\$To be determined</b>	<b>\$To be determined</b>	<b>\$108,029</b>	<b>\$82,593</b>	<b>\$54,094</b>

**NOTE: City of Oshawa and Region of Durham rates for permits that have a Site Plan Agreement or Zoning By-law Amendment applied for after January 1, 2020 will have the rates frozen and interest may be added. Please contact your plans examiner to determine the appropriate development charge rates.**

**City of Oshawa** rates are valid until the next adjustment as per By-law 91-2024. Development charges will generally be adjusted subject to indexing semi-annually on January 1 and July 1 each year.

**Region of Durham** rates are valid until July 1, 2025 as per By-laws 42-2023, as amended, 44-2023 (Transit), as amended, and 43-2023 (GO), as amended, – **\*contact Rob Goddard, (905) 668-7711 extension 3457 regarding the Region of Durham rates for Duplex and Lodging units.** Development charges will be indexed annually on July 1.

**Public School** rates are valid until April 30, 2025 as per Durham District School Board Education Development Charges By-law (2024).

**Separate School** rates are valid until April 30, 2025 as per Durham Catholic District School Board Education Development Charges By-law (2024).

**Cash-in-Lieu of Parkland Dedication (C.I.L.)** rates are as per City of Oshawa By-law 63-2022 - see Note 3. Validation dates and rates provided are intended only as a guide. Refer to the appropriate by-law for accuracy.

**Community Benefits Charges** shall be adjusted annually at the rate of 3% on the anniversary date of this By-law, without amendment to this By-law. For exemptions refer to By-law 50-2023.

(see over for Notes & Non-Residential rates)

**Non-Residential Development Charges and Cash-in-lieu of Parkland Dedication as of January 1, 2025**  
 (payable in full to Building Permit Services on or before the date a building permit is issued)

Non-Residential Development	Commercial	Industrial	Institutional (Unless exempt from the bylaw)
<b>City of Oshawa</b>	\$192.95/m <sup>2</sup> (see Note 1)	N/A (see Note 2)	\$192.95/m <sup>2</sup> (see Note 1)
<b>Region of Durham</b>	\$44.55/ft <sup>2</sup>	\$21.56/ft <sup>2</sup>	\$23.70/ft <sup>2</sup>
<b>Public School</b> see Note 8	\$0.10/ft <sup>2</sup>	\$0.10/ft <sup>2</sup>	\$0.10/ft <sup>2</sup>
<b>Separate School</b> see Note 8	\$0.10/ft <sup>2</sup>	\$0.10/ft <sup>2</sup>	\$0.10/ft <sup>2</sup>
<b>Cash-in-Lieu of Parkland Dedication (C.I.L.)</b> see Note 3	(see Note 5)	(see Note 5)	(see Note 5)

**NOTE:** City of Oshawa and Region of Durham rates for permits that have a Site Plan Agreement or Zoning By-law Amendment applied for after January 1, 2020 will have the rates frozen and interest may be added. Please contact your plans examiner to determine the appropriate development charge rates.

**Note 1:** City of Oshawa Development Charge By-law No. 91-2024, (Schedule B.3), provides for a downtown exemption area for Residential and Non-Residential development charges and specifies a number of specific use exemptions for Non-Residential development charges; and exemptions for industrial, temporary and agricultural buildings. Reference should be made to the By-law for further details.

**Note 2:** Industrial development is exempt pursuant to ss. 3.6 (i) of the D.C. By-law. The calculated D.C. rate of \$79.96/m<sup>2</sup> for Industrial development applies with respect to 5.1 of By-law No. 91-2024.

**Note 3:** There is a downtown exemption area for C.I.L. that is similar to the downtown exemption area for City's development charges. For mixed use and other exemptions, refer to By-law 63-2022, as amended. C.I.L. applies to areas outside of subdivisions only. C.I.L. rates for Retirement Homes are the same as Apartment C.I.L. rates.

**Note 4:** When converting a single detached dwelling to a lodging house, please contact **Carey Trombino D.D.S.B. at 905-666-5500 ext. 6430** or **Lewis Morgulis D.C.D.S.B. at 905-576-6150 ext. 22207** for applicable Educational development charges. Credits may apply to City's development charges and cash-in-lieu of Parkland Dedication.

**Note 5:** To be determined (T.B.D.) based on a rate of 2% of the property value for commercial or industrial and 5% for other non-residential. C.I.L. applies to areas outside of subdivisions only.

**Note 6:** City of Oshawa By-law No. 91-2024, provides for an exemption for Apartment Dwelling Units in the areas as shown in Schedules E and F to the By-law. Per City of Oshawa By-law No. 91-2024, Townhouse Dwellings and Duplex Dwellings are considered Other Multiple Dwellings, Back-to-Back Townhouses are considered Townhouse Dwellings, Stacked Townhouses are considered Apartment Units.

**Note 7:** City of Oshawa Community Benefits Charge By-law No. 50-2023 provides for Residential buildings with fewer than 5 storeys or fewer than 10 units to be exempt. Refer to By-law 50-2023 for further clarification.

**Note 8:** The gross floor area of the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure.